

**Exhibit 1**

**Exhibit 1. Cure Amounts for JOANN Inc. Lease  
for Space in Willamette Town Center Held by Lancaster Development Company LLC**

**Location** Willamette Town Center

	<b>Landlord's Cure Calculation<sup>1</sup></b>		<b>Interest<sup>2</sup></b>	<b>Landlord's Total Cure Amount</b>
<b>nt and Charges:</b>				
10/15/2024	\$18,312.53	Tax Reconciliation (07/01/24 - 06/30/25)	\$0.00	\$18,312.53
1/1/2025	\$5,905.86	CAM	\$12.69	\$5,918.55
1/1/2025	\$26,566.76	Rent	\$106.80	\$26,673.56
2/26/2025	(\$17,807.57)	Payment	\$0.00	(\$17,807.57)
	<b>\$32,977.58</b>		<b>\$119.49</b>	<b>\$33,097.07</b>
<b>Total Due:</b>			<b><u>\$33,097.07</u></b>	

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1 Does not include charges for unbilled reconciliations and adjustments accrued under the specified lease.

2 Interest calculated at 10% from the due date through 05/31/25.